



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 12, 2013

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

31 November 12, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**GRANT OF EASEMENTS FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO SOUTHERN CALIFORNIA EDISON COMPANY SAN GABRIEL RIVER
PARCELS 9GE AND 9GE.1 AND TO THE CITY OF DOWNEY
SAN GABRIEL RIVER PARCELS 7, 9GE.2, 9GE.3, 9GE.4, 9GE.8, 9GE.9, 9GE.10, AND 9GE.11
AND TO THE CITY OF NORWALK SAN GABRIEL RIVER
PARCELS 7, 9GE.5, 9GE.6, 9GE.7, 9GE.12, 9GE.13, 9GE.14, AND 9GE.15
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

These actions will allow the Los Angeles County Flood Control District to grant easements to Southern California Edison Company for electrical and communication systems purposes in connection with the Shotgun 12KV Project and to the Cities of Downey and Norwalk for public street, slope, and temporary construction purposes and the relocation of Southern California Edison Company's facility in connection with the Firestone Boulevard Bridge Widening Project.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the grant of easement to Southern California Edison Company for electrical and communication systems purposes over San Gabriel River Parcel 9GE, in connection with Southern California Edison Company's Shotgun 12KV Project, is categorically exempt from the provisions of the California Environmental Quality Act.

2. Find the grant of easement to Southern California Edison Company for electrical and communication systems purposes over San Gabriel River Parcel 9GE, in connection with Southern California Edison Company's Shotgun 12KV Project, and the subsequent use of said easement will not interfere with the use of that parcel for any purposes of the Los Angeles County Flood Control District.

3. Approve the grant of easement from the Los Angeles County Flood Control District to Southern California Edison Company for electrical and communications systems purposes in connection with the Shotgun 12KV Project over San Gabriel River Parcel 9GE, in exchange for compensation in the amount of \$22,000.

4. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control District to sign the Easement document and authorize delivery to Southern California Edison Company.

5. Find the grant of the following easements for the Firestone Boulevard Bridge Widening Project is categorically exempt from the provisions of the California Environmental Quality Act:

a. An easement to Southern California Edison Company for electrical and communication systems purposes over San Gabriel River Parcel 9GE.1;

b. Public street easements, slope easements, and temporary construction easements to the City of Downey over San Gabriel River Parcels 7, 9GE.2, 9GE.3, 9GE.4, 9GE.8, 9GE.9, 9GE.10, and 9GE.11; and

c. Public street easements, slope easements, and temporary construction easements to the City of Norwalk over San Gabriel River Parcels 7, 9GE.5, 9GE.6, 9GE.7, 9GE.12, 9GE.13, 9GE.14, and 9GE.15.

6. Find the grant of the following easements to accommodate the Firestone Boulevard Bridge Widening Project and the subsequent use of said easements will not interfere with the use of said easement areas for any purposes of the Los Angeles County Flood Control District:

a. An easement to Southern California Edison Company for electrical and communication systems purposes over San Gabriel River Parcel 9GE.1;

b. Public street easements, slope easements, and temporary construction easements to the City of Downey over San Gabriel River Parcels 7, 9GE.2, 9GE.3, 9GE.4, 9GE.8, 9GE.9, 9GE.10, and 9GE.11; and

c. Public street easements, slope easements, and temporary construction easements to the City of Norwalk over San Gabriel River Parcels 7, 9GE.5, 9GE.6, 9GE.7, 9GE.12, 9GE.13, 9GE.14, and 9GE.15.

7. Approve the grant of easement to Southern California Edison Company for electrical and communication systems purposes to accommodate the Firestone Boulevard Bridge Widening Project over San Gabriel River Parcel 9GE.1 in exchange for compensation in an amount of \$38,500 and authorize the Director of Public Works or her designee to execute and deliver the easement document to the Grantee upon payment of said compensation.

8. Approve the grant of easements for public street, slope, and temporary construction purposes to the City of Downey in connection with the Firestone Boulevard Bridge Widening Project over San Gabriel River Parcels 7, 9GE.2, 9GE.3, 9GE.4, 9GE.8, 9GE.9, 9GE.10, and 9GE.11 in exchange for compensation in an amount of \$83,550 and authorize the Director of Public Works or her designee to execute and deliver the easement document to the City upon payment of said compensation.

9. Approve the grant of easements for public street, slope, and temporary construction purposes to the City of Norwalk in connection with the Firestone Boulevard Bridge Widening Project over San Gabriel River Parcels 7, 9GE.5, 9GE.6, 9GE.7, 9GE.12, 9GE.13, 9GE.14, and 9GE.15 in exchange for compensation in an amount of \$89,700 and authorize the Director of Public Works or her designee to execute and deliver the easement document to the City upon payment of said compensation.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to:

1) grant an easement to the Southern California Edison Company (SCE) for electrical and communication systems purposes over San Gabriel River Parcel 9GE in the Cities of Downey and Norwalk (Cities). SCE requested the easement as part of its Shotgun 12KV Project which supplies replacement power for the now closed San Onofre Nuclear Generating Station; 2) grant public street, slope, and temporary construction easements over San Gabriel River Parcels 7, 9GE.2, 9GE.3, 9GE.4, 9GE.5, 9GE.6, 9GE.7, 9GE.8, 9GE.9, 9GE.10, 9GE.11, 9GE.12, 9GE.13, 9GE.14, and 9GE.15 to the Cities. The Cities requested the easements as part of their Firestone Boulevard Bridge Widening Project.

The Firestone Boulevard Bridge Widening Project will necessitate the relocation of utilities including the electrical and communication lines of SCE's Shotgun 12KV Project. The LACFCD will need to grant replacement rights to SCE for the new location of the Shotgun 12KV Project, which will be approximately 22 feet from its current location and designated as Parcel 9GE.1.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Fiscal Sustainability (Goal 2). The revenue received from these transactions will help promote fiscal responsibility for the operation and maintenance of flood control facilities. This transaction allows for the continuation of utility and transportation services to the area, thereby improving the quality of life for residents of the County of Los Angeles.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

SCE has deposited \$22,000 for the easement in connection with the Shotgun 12KV Project, which represents the fair market value. The Cities will bear the cost of the new easement for SCE in the amount of \$38,500 as well as pay fair market value in the amount of \$173,250 for the public street, slope, and temporary construction easements. Consequently, the total of \$233,750 for these transactions either have or will be deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcels 7, 9GE.2, 9GE.3, 9GE.4, 9GE.5, 9GE.6, 9GE.7, 9GE.8, 9GE.9, 9GE.10, 9GE.11, 9GE.12, 9GE.13, 9GE.14, and 9GE.15 are all located within the confines of the San Gabriel River, immediately north or south of Firestone Boulevard in the aforementioned Cities.

The grants of easements will allow SCE to upgrade its electrical facilities and communication systems to enhance electric services in the area and later relocate its electrical and communication systems lines to accommodate the Firestone Boulevard Bridge Widening Project of the Cities. The grants of road, slope, and temporary construction easements will allow the Cities to widen the Firestone Boulevard Bridge over the San Gabriel River to accommodate increased traffic, wider sidewalks, and bike lanes.

The grants of easements are authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers ...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or any part thereof, is no longer required for the purposes of the district..."

The grants of easements are not considered adverse to the LACFCD's purposes and would not hinder the use of the San Gabriel River for possible transportation, utility, or recreational corridors. Moreover, the Easement documents will reserve paramount rights for LACFCD purposes.

County Counsel has approved the Easement document for electrical and communications systems purposes in connection with the Shotgun 12KV Project as to form and will approve the Easement document for electrical and communications systems purposes required to accommodate the Firestone Boulevard Bridge Widening Project as well as the public street, slope, and temporary construction easements prior to execution by the Director of Public Works or her designee and delivery to SCE and the Cities.

ENVIRONMENTAL DOCUMENTATION

The grant of the easement to SCE, in connection with the Shotgun 12KV Project, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The easement meets the criteria set forth in Sections 15301(b) and 15303(d) of the CEQA guidelines and Classes 1(e) and 3 of the Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. These classes of exemptions provide for the operation, repair, and maintenance of existing utility facilities and new utility extensions, involving negligible or no expansion within the same property.

The grants of easements to SCE and the Cities, in connection with the Firestone Boulevard Bridge Widening Project, are categorically exempt from the provisions of CEQA. The easements meet the criteria set forth in Section 15302(a-d) of the CEQA guidelines and Class 2 of the Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. This class of exemption provides for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have the same purpose.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These actions allow for the joint use of the LACFCD's right of way without interfering with the primary mission of the LACFCD.

CONCLUSION

Please return one adopted copy of this letter and the executed original Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid.

GAIL FARBER
Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Southern California Edison Company
2131 Walnut Grove Avenue, 2nd Floor
Rosemead, CA 91770
Attention Operations Support
Real Properties

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____
DONALD K WATTS, DEPUTY COUNTY CLERK

Assessor's Identification Numbers:

6287-027-903 (Portion)
6287-027-905 (Portion)
6287-027-908 (Portion)
6287-027-909 (Portion)

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a California corporation (hereinafter referred to as GRANTEE), an easement for electrical and communication systems purposes over and across that certain real property partly in the City of Norwalk and partly in the City of Downey, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions, which GRANTEE by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. GRANTEE agrees that it will not perform or arrange for the performance of any construction or reconstruction work over and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.

SAN GABRIEL RIVER 9 (SCE)
(File: SAN GABRIEL RIVER 9)
Parcel 9GE
6-RW 15.3
S.D. 4 M1221003
Project ID: MPR0000481

KR:bw

P:\CONF\EASE\LTOS\SCS\ANGABRIELRIVER9.DOC 12412 RVSD 21412

3. GRANTEE shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by GRANTEE, its officers, agents, employees, or contractors arising out of the exercise by GRANTEE, its officers, agents, employees, or contractors of any of the rights granted to it by this Easement document.
4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
5. The provisions and agreements contained in this Easement document shall be binding upon GRANTEE, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following GRANTEE's exercise of these easement rights to construct such structures and improvements, GRANTEE agrees to pay on behalf of DISTRICT that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by GRANTEE's said improvements.

Dated November 12, 2013



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By *Mark Ridley-Thomas*

Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By *[Signature]*
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 12th day of November, 2013, the facsimile signature of MARK RIDLEY-THOMAS, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By Julia Weisman
Deputy

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

APPROVED as to title and execution,

_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

File with: **SAN GABRIEL RIVER 9**

6-RW 15.3

A.I.N. 6287-027-903 (portion)

6287-027-905 (portion)

6287-027-908 (portion)

6287-027-909 (portion)

T.G. 706 (D6)

I.M. 084-237

S.D. 4

M1221003

LEGAL DESCRIPTION

PARCEL NO. 9GE (Easement for electrical and communication systems purposes):

That portion of that certain parcel of land in Fractional Section 11, Township 3 South, Range 11 West, Rancho Santa Gertrudes Subdivided for the Santa Gertrudes Land Association, as shown on map recorded in Book 32, page 18, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL NO. 9 in a Final Judgment, had in Superior Court Case No. 494541, a certified copy of which was recorded on August 30, 1946, as Document No. 2261, in Book 23640, page 284, of Official Records, in the office of said Registrar-Recorder/County Clerk, within a strip of land 15 feet wide, lying 7.50 feet on each side of the following described centerline:

Commencing at the intersection of the centerline of that certain 80-foot-wide strip of land known as FIRESTONE BOULEVARD, described in deed to the County of Los Angeles, recorded on June 29, 1934, as Document No. 1035, in Book 12818, page 175, of said Official Records, and the northwesterly sideline of said PARCEL NO. 9; thence North 22°44'56" East, along said northwesterly sideline, a distance of 41.13 feet to the northeasterly sideline of said certain 80-foot-wide strip of land; thence South 53°46'39" East, along said northeasterly sideline, a distance of 83.39 feet to the TRUE POINT OF BEGINNING; thence South 57°36'03" East 323.48 feet to the southeasterly sideline of said PARCEL NO. 9.

The sidelines of the above-described 15-foot-wide strip of land shall be prolonged or shortened at their beginnings so as to terminate in said northwesterly

sideline and in said northeasterly sideline and shall be prolonged or shortened at their ends so as to terminate in said southeasterly sideline.

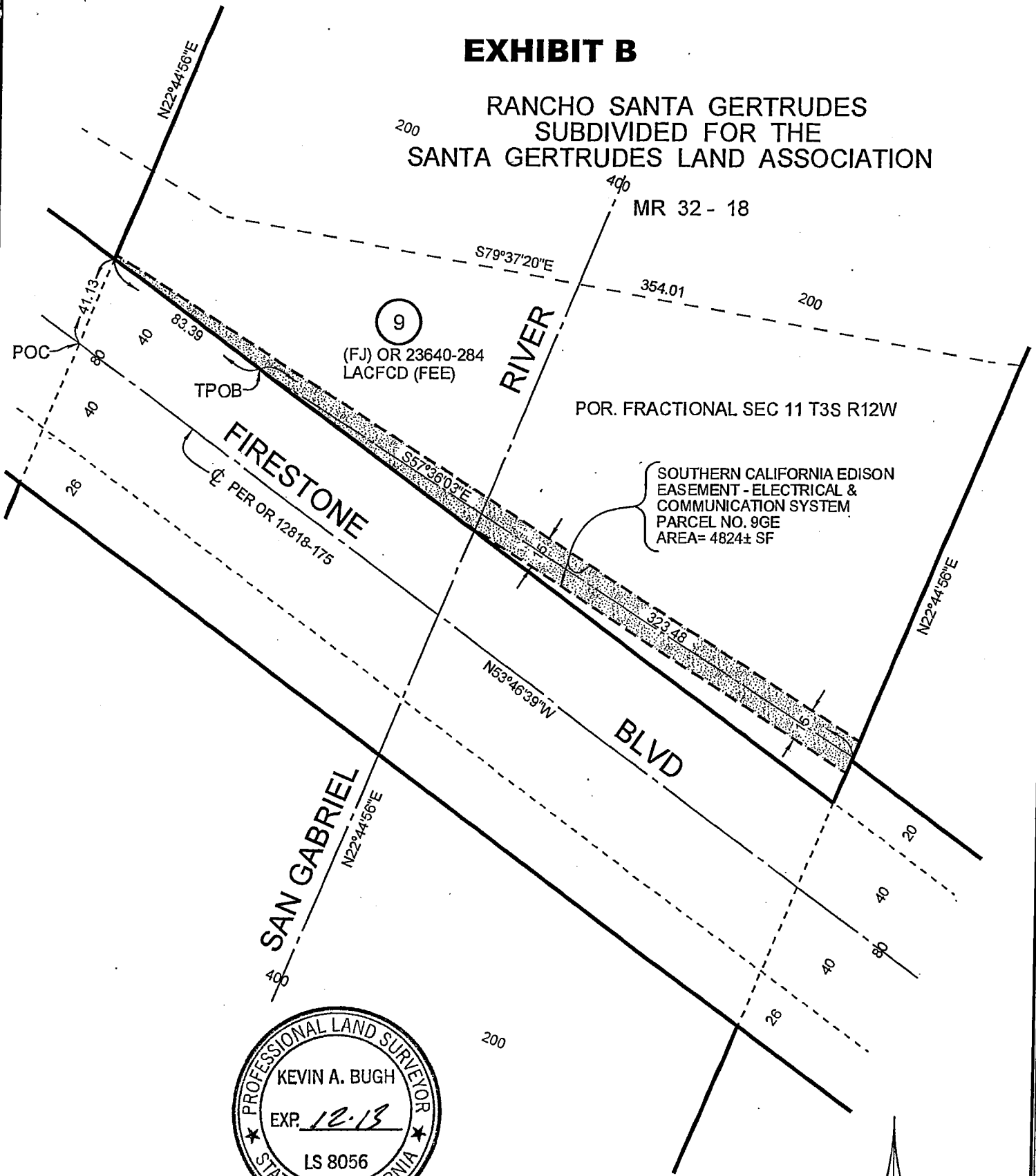
Containing: 4,824± square feet



APPROVED AS TO DESCRIPTION	
<u>JANUARY 11, 2012</u>	
COUNTY OF LOS ANGELES	
By	<u>[Signature]</u>
LICENSED SURVEYOR	
Survey/Mapping and Property Management Division	

EXHIBIT B

RANCHO SANTA GERTRUDES SUBDIVIDED FOR THE SANTA GERTRUDES LAND ASSOCIATION

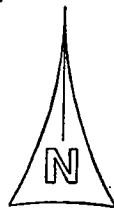


BY:

LICENSED SURVEYOR

DATE

1-11-12



SCALE: 1" = 60'

DIMENSIONS ARE IN FEET

SAN GABRIEL RIVER
REF. MAP: 6-RW15.3 and 15.4
(T.G. PG.: 706-D6)